

CRITERIA FOR REZONING WITHOUT A MASTER PLAN STUDY

The following general guidelines are designed to help staff, the community and potential applicants determine which rezoning applications are assisted by an area-wide planning study and which can typically be processed with a reasoned staff recommendation without an area-wide study. There are rezoning applications which do not require an area-wide planning study in order for staff to come to a reasoned recommendation on its merits. Further, every landowner is entitled to apply for a rezoning and have that application heard by the Planning Commission and City Council under section 11-800 of the zoning ordinance, regardless of staff's professional judgment that a planning study would be advisable. Finally, it is important to note that these are guidelines and not technical regulations.

SMALL AREA PLAN Is the proposal consistent with the small area plan for the area, or is a master plan amendment required? Is the proposal consistent with the intent of the master plan for the area, even if the zoning needs adjustment? Will the proposal be inconsistent with or a radical departure from the other existing uses in the area? *If there is no master plan amendment required, then it is typical for the rezoning to proceed on its own.*

TYPE OF AREA Is the area one where redevelopment is encouraged or one that is slated for revitalization, such as Arlandria and West Eisenhower? Would the proposal be inconsistent with or a radical departure from the other existing uses in the area? For example, a proposal for a high rise in the middle of single family homes would not be consistent with the City's policy to protect residential areas. *The need to protect residential neighborhoods would weigh in favor of not proceeding without a thorough study and, if necessary, an area wide rezoning plan.*

ISOLATED PARCEL(S) If the property is one of several within the immediate area, all of which holding the potential for redevelopment with foreseeable impacts on traffic, public benefits, the street network or other amenities which suggest the benefit of further study, then a small area plan review may be warranted. The need for further and broader study will impact the consideration of a rezoning application. *If a study is necessary for the subject property as well as others, then that fact weighs in favor of the application not proceeding.*

STATUS OF PLANNING FOR AREA Is there a small area plan or other planning study slated to begin within the next fiscal year, or in progress? *If a study is underway or about to be, then the rezoning should not proceed until guidelines for appropriate development are understood as a result of the planning work. If a study is not formally scheduled for the area, then that fact weighs in favor of the application proceeding without a study.*

APPLICATION'S CONSISTENCY WITH CITY GOALS Is the parcel well served by mass transit? Is expanded high capacity transit service anticipated in the near term in the area? Could development of the parcel contribute to the viability or implementation of already planned expansion of transit services? Does the proposal comply with all city policies other than the land use called for in the Master Plan? Does it, for example, reflect the direction, policy and goals of the City for its future transportation, environment, and housing and for protecting existing residential neighborhoods? If Council has made land use decisions for the area, it is consistent with them? *If the parcel meets the City's goals for an area, that weighs in favor of the application proceeding without a study.*